

# **C/CAG AIRPORT LAND USE COMMITTEE (ALUC) ACTION MINUTES**

**Special Meeting, Thursday, October 30, 2003  
Burlingame City Hall Council Chambers, Burlingame, California**

**1. Call to order; Roll Call.**

Chair Richard Newman called the Special Meeting to order at approximately 4:00 p.m. in the City Council Chambers at Burlingame City Hall. Dave Carbone, ALUC Staff, called the roll. A quorum (at least seven members) was present as follows:

Members Present:

Lee Panza, Alternate, City of Brisbane  
Dan Quigg, City of Millbrae  
Barbara Pierce, City of Redwood City  
Richard Newman, ALUC Chairperson and Aviation Representative  
George Auld, Half Moon Bay Airport Pilots Association  
Ray Green, City of South San Francisco  
Mark Church, County of San Mateo Board of Supervisors

Members Absent:

City of Burlingame  
City of Daly City  
City of Half Moon Bay  
City of San Bruno  
City of San Carlos

Staff Present:

Dave Carbone, ALUC Staff

Others Present:

See attached audience attendance list.

**2. Public Comment on Items not on the Agenda.**

None.

**3. Information Item: Update on the Status of the San Mateo County Airport Master Plan Program: Status of the Environmental Review Process for the San Carlos Airport Master Plan Update.**

Mark Larson, San Mateo County Airports Manager, briefed the Committee on the federal portion of the environmental process for the San Carlos Airport Master Plan Update. He noted the final draft of the Environmental Assessment (EA) document, prepared per the relevant provisions of the National Environmental Policy Act (NEPA), was submitted to the FAA for review in May 2003. He noted the document was assigned to a new project manager in-house at the FAA. He indicated he was informed that the FAA should complete its review of the draft EA document within the next 60-90 days.

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Lisa Aozasa, Planner III, San Mateo County Planning and Building Division, indicated the draft EIR for the Master Plan update is complete and the final EIR is ready. She explained that staff is holding the DEIR in abeyance to coordinate the submittal of the EA and the EIR to the San Mateo County Board of Supervisors, upon completion of the FAA review of the EA document. Chairperson Newman noted the data in the EA and in the EIR “mirror” each other. Miss Aozasa indicated the data in both documents “are very much the same.”

**ACTION:** This was an information item; no action was necessary.

**4. Comprehensive Airport Land Use Plan (CLUP) Consistency Review of a Referral from the County of San Mateo, RE: San Mateo County General Plan Housing Element Draft June 2003**

Dave Carbone presented the staff report on this item. He noted the two staff-recommended conditions on page 1 of the staff report. Chairperson Newman suggested that the draft document include a broad statement regarding real estate disclosure within a defined airport influence area (AIA) boundary for Half Moon Bay Airport. Mr. Carbone concurred that only a broad statement, regarding real estate disclosure, would be appropriate, since the draft document does not contain a list or map of potential housing sites, other than three vacant affordable housing sites. Barbara Pierce agreed the recommendation should include a broad statement, regarding real estate disclosure of airport/aircraft impacts related to real property within the airport influence area (AIA) boundary for the Half Moon Bay Airport.

Although the Committee did not approve specific language for the disclosure statement, the Committee members suggested that the ALUC Chairperson work with staff to develop the wording to be added to the ALUC recommendation to the Airport Land Use Commission. (C/CAG)<sup>1</sup>. Lisa Aozasa, San Mateo County Staff, indicated the County had no objection to amending the ALUC recommendation to include a broad statement in the housing element document, regarding real estate disclosure related to potential impacts from aircraft operations or Half Moon Bay Airport.

**ACTION:** Mark Church MOVED approval of amending the ALUC staff recommendation, as suggested, to include a broad statement regarding real estate disclosure within the defined Airport Influence Area (AIA) boundary for Half Moon Bay Airport. Barbara Pierce SECONDED the motion and the MOTION CARRIED, unanimously.

**5. Information Item: Update on the Redwood City Planning Commission Review of Height Issues, Re: Proposed Marina Shores Village High-Rise Development Near San Carlos Airport.**

Dave Carbone presented a brief verbal report on this item. He explained the Redwood City Planning Commission held a study session on October 21, 2003, to discuss the issue of the height of the

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<sup>1</sup> The additional working that was included in the ALUC recommendation to C/CAG was as follows: “All new housing development within the Half Moon Bay Airport Influence Area (AIA) boundary should comply with the provisions of Section 11010 of the Business and Professions Code and to Sections 1102.6, 1103.4, and 1353 of the Civil Code, relating to aviation (re: airport/aircraft impact disclosure), as amended by AB 2776 (Simitian), chaptered by the Secretary of State - Chapter 496, Statutes 2002.”

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proposed residential tower for the Marina Shores Village project near San Carlos Airport. He indicated the tower heights range from 185 feet above ground level (AGL) to 240 AGL. He noted the existing zoning height limit is 75 feet AGL and most of the surrounding development is no higher than four stories (approximately 40 feet AGL). He noted the PG&E towers in the area are approximately 200 feet AGL.

Mark Larson, Barbara Pierce, Ray Green, George Auld, and Chairperson Newman commented on various aspects of the proposed height of the residential towers for the project. Vice-Chairperson Church noted there are several competing interests related to this issue, including objections from the pilots and a perception issue from future building occupants. He stressed the need to find a balance to address the various interests. He suggested the Committee needs a more detailed report on this issue from Mark Larson, County Airport Manager. Barbara Pierce asked for more input from Mr. Larson, regarding safety and air traffic related to the height or the proposed towers.

**ACTION:** This was an information item; no action was necessary

6. **Consideration/approval of the Action Minutes for the Special ALUC meeting on September 24, 2003.**

**ACTION:** Dan Quigg MOVED approval of the Action Minutes, as submitted. Lee Panza SECONDED the motion and the MOTION CARRIED, unanimously.

7. **Review of Correspondence/Information Items.**

Dave Carbone noted the media coverage of the Redwood City Planning Commission Spring session regarding the height of the proposed residential towers for the Marina Shores Village Project.

8. **Member Communications/Announcement.**

Chairperson Newman noted he attend the C/CAG meeting on October 9, 2003 to help introduce the proposed amendment to the San Carlos Airport Land Use Plan related to the configuration of the Airport Influence Area (AIA) boundary. In response to a question from Ray Green, Mr. Carbone indicated the next ALUC meeting is scheduled for the fourth Thursday of February 2004.

9. **Adjourn.**

The meeting was adjourned at approximately 4:45 p.m.

### Attachment

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**Note:** A copy of the meeting tape is available from ALUC staff with a 48-hour notice, Monday - Thursday, 8:00 a.m. - 5:00 p.m. Please contact Dave Carbone, ALUC Staff, for assistance.

